

PV Monaco Homeowners Association

Annual Meeting | October 1, 2017

Meeting Minutes

Directors Present

Carol and John MacAllister, Francois and Bill Dytrt, Mary Clarke, John Henebry, Tim Weiner, John Lassiter, Greg Royston, Mary Ross, David Jankowski. 2017 Monaco HOA annual meeting was held at Hesse Park in the Activity Room. Twenty-seven homeowners were present. The meeting was called to order at 4:05 pm by Board President, Carol MacAllister. Carol welcomed the homeowners and gave out the agenda.

Treasurer's Report

John MacAllister handed out the HOA financials for 10/1/16 to 9/30/17 and reported that most of HOA's expenditures were on landscaping and irrigating of the four Monaco monuments. Total cash reserves stand at \$21,650.32 as of our September 30 year-end. Our annual expense for water will likely decrease by one-half once the City of Rancho Palos Verdes takes over irrigation of the shrubbery the Association has planted along Hawthorne Boulevard.

Landscaping Report

Bill Dytrt reported that after nearly two decades as the Landscaping Director, he is ready to hand the reins over to someone else. Since Bill took over the job, he has been instrumental in getting our monuments refurbished and illuminated using power graciously provided by monument-adjacent homeowners, designing and leading the decomposed granite walk-way project between Crest and Rhone, dealing with the City to negotiate large beautification grants for the Hawthorne plantings, keeping the City on track with the new sidewalk project on the south side of Hawthorne and numerous other Association projects. David Jankowski has agreed to step into Bill's very large shoes.

Architectural Report

John Henebry reported that only one homeowner view complaint has been filed this year and that litigation that ensued has now been settled. An earlier dispute between two homeowners was resolved when one of the parties moved out of Monaco.

Neighborhood Watch

Mary recommended that everybody be vigilant in reporting suspicious activities to the sheriff department and communicating with your neighbors when going on vacation.

CHOA

Greg Royston reported that his meetings with "CHOA" were mostly about crime and safety in Palos Verdes. In particular, the City continues to promote a discounted price for Ring.com doorbells that include video cameras and two-way audio.

CHOA is making an effort to ensure that all residents have an opportunity to meet the six candidates running for two positions on the City Council. Elections are set for November 7, 2017.

Membership Report

Francoise Dytrt reported that Monaco sales activity is monitored and reported quarterly. She works with HOA Treasurer and checks on city data on new sales. A welcome letter is sent to new homeowners that includes Monaco HOA website information and CC&R. So far this calendar year, we have had six new homeowners come to Monaco; we usually see approximately ten home sales per month. Leasing activity remains high with homes renting from \$4,500 to \$7,500 per month.

Election of Board Members

Board President Carol moved to re-elect the following current board members: Mary Clarke, Francoise Dytrt, Bill Dytrt, John Henebry, Dave Jankowski, John Lassiter, Carol MacAllister, John MacAllister, Mary Ross, Greg Royston, Tim

Weiner. The Board was unanimously approved by the homeowners. Following the election of officers, Carol asked for questions and comments from the homeowners. Some of the questions and comments included traffic safety and speed control in Monaco, the excessive number of cars at two residences, and the need for someone to manage our website.

Before ending the meeting, Carol invited the Board to come to the front where she thanked them for their continued dedication to Monaco. She especially talked about Bill's many years of service to the Board and thanked him for all of his accomplishments since joining the Board ten years ago.

The Annual Meeting adjourned around 5:00 pm. Following the meeting, Gail Lorenzen, Coordinator of the City of Rancho Palos Verdes Neighborhood Watch program, spoke for about thirty minutes about crime and safety in Monaco and Palos Verdes.

Respectfully Submitted,
Carol MacAllister